As of October 28,2026

STATEMENT OF RENTAL POLICY

EQUAL HOUSING OPPORTUNITY

Arlington Properties, Inc. is an equal housing opportunity provider. Waterford Crossings Apartments does not discriminate on the basis of race, color, religion, sex, disability, familial status, or national origin.

TOURING OF THE COMMUNITY

All prospective residents and applicants must present a valid driver's license or other State or Federally issued photo identification in order to tour the community. We do not offer tours after dark.

AVAILABILITY

Applications for apartment homes will be accepted on a first come- first serve basis and subject to the availability of the apartment type requested.

RENTAL APPLICATIONS:

Each occupant of legal age must complete a rental application. Any omissions or falsifications may result in rejection of an application or termination of lease. A driver's license or other legal photo I.D. will be required for identification verification.

QUALIFICATION STANDARDS

Credit Report: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. If an applicant is rejected due to poor credit history, the applicant will be informed of the reason for the rejection and the name, address and telephone number of the credit reporting agency from whom the information was obtained. The applicant will not be told the content of the credit report. An applicant rejected due to unsatisfactory credit is encouraged to contact the credit reporting agency.

Background Screening: An extensive nationwide criminal background check will be performed on all applicants and occupants over the age of 18. Additionally, any crimes which could adversely affect the health, safety or welfare of other citizens, residents or Management staff can adversely affect the approval of the application.

Income/Employment: Monthly rent is taken into consideration during the application approval process. The minimum combined household gross income must be 3 times the amount of monthly rent. A guarantor's minimum gross income is equal to 5 times the amount of monthly rent. Applicants will be asked to provide, as proof of current income, a copy of at least 30 days income in the form of most recent pay stubs. A letter on company letterhead provided by the applicant's current employer which lists monthly gross income and length of employment may also be provided if pay stubs are unavailable. In the event an applicant is self-employed, written verification of income for the past 12 months must be provided.

Social Security Number and Residency Requirement: For U.S. Citizens, each applicant must have a US government issued SSN in order for the verification process to begin for an application. For non-U.S. citizens, a valid passport, I9, and red, white or green card with validity dates through the term of the lease is required. All residents must be legally authorized to reside and work in the U.S.

Residence: Positive rental/mortgage history is required.

Subletting: Subletting is prohibited.

Guarantors: In the event a guarantor is permitted, they must fill out an application, meet all qualifying criteria, and sign a guarantor addendum. A guarantor will be responsible for the lease if the occupying resident defaults. Guarantors are not permitted in the case of unsatisfactory credit, or poor rental history from the person(s) occupying the apartment home. Guarantors must qualify showing income of 5 times the base monthly rent.

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ARLINGTON
PROPERTIES

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APPLICATION FEE

A non-refundable application fee of $60.00 will be paid by each applicant & guarantor for verification of information. All adults (defined as 18 years of age or older) must submit an application for rental and if approved, sign the lease agreement. Approved applications remain in good standing for a period of 30 days from the application date.

ADMINISTRATION FEE

An Administration fee in the amount of $150.00 will be charged at the time of application to reserve an apartment home. No apartment home will be held unless the administration fee is paid in full. If, for any reason, the application is declined, this fee will be refunded. You may cancel this application with written notice within twenty-four hours of applying and you will receive a full refund of your administration fee. If you cancel your application after twenty-four hours of applying, fail to execute a rental agreement, or refuse to occupy the premises on the agreed upon date, you understand all monies will be forfeited.

SECURITY DEPOSIT

A security deposit of up to one-month rent can be charged upon approval of application. The security deposit is fully refundable provide that all lease requirements are fully satisfied including no damage to the apartment home, the account is paid in full, and all fees are satisfied.

RENTAL PAYMENT

The monthly rent is due on or before the first of each month. There will be a late charge penalty for all rent paid after the 5th of the month in the amount of 10% of the total monthly rent along with a $10 utility late fee. All returned checks will be assessed a $30.00 service charge plus applicable late charges and must be replaced with certified funds. Please note that if you have 2 returned payments, you must pay in certified funds for the remainder of your lease term.

OCCUPANCY RESTRICTIONS

No more than two occupants per bedroom will be allowed to reside in any apartment home. In a one-bedroom unit, only two occupants are allowed. A total of four occupants are allowed to reside in a two-bedroom unit and up to six occupants are allowed in a three-bedroom apartment home.

ROOMMATES

Each roommate must qualify individually. Each is fully responsible for the entire rental payment and each must execute the lease and all other addenda.

VEHICLES

Up to one vehicle(s) per licensed driver will be permitted per apartment home. Parking of boats, trailers, commercial vans, campers, and motorcycles is not permitted in the community at any time without the written consent of management. Up to one vehicle per bedroom/lease holder will be permitted. Resident agrees to abide by all parking regulations established by local laws and Management. Non-operable, abandoned or unauthorized vehicles will be removed by Management at the expense of the resident/vehicle owner.

PETS

Pets are prohibited without the written consent of management. If approved, the following restrictions apply:

- 2 pet limit per apartment home
- No Aggressive Breeds
- No exotic pets allowed
- Required pet fees and pet rent paid
- Pet Addendum Signed
- Photo of pet must be on file, along with current and up-to date veterinary records

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